

ENGINEER'S REPORT

**Annexation No. 68: CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2**

**Preliminary Date: February 15, 2007
Confirmed Date: February 15, 2007**

INTRODUCTION

Pursuant to the order of the City Council of the City of San Jacinto, this report is prepared in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of the State of California.

This report presents the engineering analysis for the Annexation No. 68 to the district known as LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2 in the CITY OF SAN JACINTO (hereinafter referred to as "District").

This District, by special benefit assessments, provides funding for the installation, operation, maintenance and servicing of street lights and traffic signals; the installation, maintenance and servicing of landscaped areas (parkways, medians, open space, detention/retention basins, etc.); the installation, operation, maintenance and servicing of municipal parks; the installation, operation, maintenance and servicing of drainage facilities; and graffiti removal from horizontal and vertical surfaces which are appurtenant to the above items; all of which are located in public rights-of-way or easements in the District.

Reference is hereby made to the:

ENGINEER'S REPORT
Formation of
CITY OF SAN JACINTO
LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2
Fiscal Year 2002-2003,

that was confirmed on April 4, 2002, and is hereinafter referred to as the "Master Engineer's Report," which is hereby incorporated herein as though set forth in full.

BOUNDARIES OF DISTRICT

The proposed boundary of Annexation No. 68 to the District is completely within the City Limits of the City of San Jacinto and is shown on the Boundary Map (attached hereto as Exhibit "A" and incorporated herein by reference and on file in the office of the City Clerk at the San Jacinto City Hall). Exhibit "A" serves as the Assessment Diagram for Zone 68 of the District and a copy of said Exhibit "A" may be found in the Appendix to this Report. The boundary includes the parcels of land that are located in the vicinity of street lighting, landscaping, drainage and/or park improvements that were, or soon will be, installed as a condition of approval of a land

development project; the operation and maintenance of which will be funded by this assessment district. All parcels of real property included within the District are described in detail on maps on file in the Riverside County Assessor's office or by a tract and parcel number legal description.

Zones

The 1972 Act provides for areas within a district to be classified into different zones. Annexation No. 68 to Landscaping, Lighting and Park District No. 2 is comprised of a single zone. The costs of the installation, operation, maintenance and servicing of the various improvements and facilities within this zone will be separately determined, and incidental costs will be prorated by the number of lots and added to determine the total cost. This zone is comprised of **Tract No. 33693**, and is designated as Zone 68. Future annexations will be assigned Zone designations; e.g. Zone 69, Zone 70, Zone 70A, Zone 71, etc., as appropriate.

IMPROVEMENTS

The authorized facilities and items of servicing and maintenance are described in the "Master Engineer's Report." Said description is included within this report by reference. A copy of said "Master Engineer's Report" is on file in the Office of the City Clerk of the City of San Jacinto and may be reviewed, or a copy obtained, at City Hall during normal business hours.

Zone 68 Improvements

The improvements included in Zone 68 to be installed, operated, serviced, and maintained are street lighting and traffic signals; and parkway and park landscaping and irrigation. Also included is graffiti removal.

Plans and Specifications

The plans and specifications showing and describing the general nature, location and extent of the improvements to be operated and maintained within Annexation No. 68 are on file in the office of the City Clerk and are incorporated herein by reference.

FINANCIAL ANALYSIS

The estimated annual cost requirements for Zone 68, for the improvements described in the "Improvements" section of this report, are summarized in Exhibit "B," attached hereto and incorporated herein by reference, in the Appendix to this report. Estimated costs are shown for each improvement or facility, and for incidental costs to be funded by the District.

Notes:

1. Incidental Costs are prorated in proportion to the respective servicing and maintenance costs for each facility or improvement. Future annexations will be treated in a similar manner.

METHOD OF APPORTIONMENT

The net amount to be assessed upon lands within the District in accordance with this report is apportioned by a formula and method which fairly distributes the total assessments among all assessable lots or parcels in proportion to the estimated special benefit to be received by each lot or parcel from the improvements. Said method is described in the "Master Engineer's Report" and is included within this report by reference. A copy of said "Master Engineer's Report" is on file in the Office of the City Clerk of the City of San Jacinto and may be reviewed, or a copy obtained, at City Hall during normal business hours.

ASSESSMENT FORMULA

The basic formula used to calculate the amount allocated to each lot or parcel within the District for each type of improvement or facility is described in the "Master Engineer's Report." Said formula, including but not limited to, the table entitled "ASSESSMENT FORMULA USING ASSESSMENT UNIT (AU) METHOD," and subsections entitled Special Benefit Analysis, Street Classification and corresponding General Benefit (%), and Assessment of Public Property is included within this report by reference.

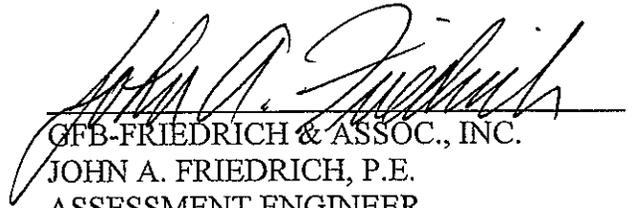
LIMITATION ON INCREASE OF ANNUAL ASSESSMENT

The City Council intends to increase assessments, on an annual basis when necessary, in accordance with the Consumer Price Index (CPI) for all Urban Consumers for the Los Angeles-Anaheim-Riverside area, published by the United States Department of Labor, Bureau of Labor Statistics; provided however, that any such annual increase shall not exceed seven and one-half percent (7.5%). The current Southern California telephone number for the Consumer Price Index (CPI) Hotline is (310) 235-6884.

ASSESSMENT SPREAD

The individual Zone 68 assessments, tabulated by Assessor's Parcel Number or other form of identification, are shown on the Assessment Spread on file in the Office of the City Clerk of the City of San Jacinto and attached hereto as Exhibit "C." The total annual cost of the improvements described in the "Improvements" section of the report for Annexation No. 68 is estimated to be \$7,343.94. The maximum annual assessment per Assessment Unit (AU – also equivalent to one single-family dwelling unit) for the 2007-2008 fiscal year is \$734.39 per lot in Tract No. 33693 (10 residential lots).




GFB-FRIEDRICH & ASSOC., INC.
JOHN A. FRIEDRICH, P.E.
ASSESSMENT ENGINEER

Date: 2-02-07

APPENDIX

EXHIBITS

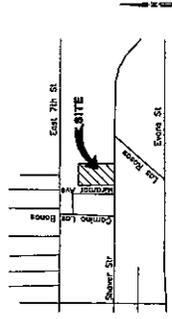
- Exhibit "A" - Boundary Map
- Exhibit "B" - Cost Estimate
- Exhibit "C" - Assessment Spread

EXHIBIT "A"

**BOUNDARY MAP
LANDSCAPING, LIGHTING AND
PARK DISTRICT NO. 2
ANNEXATION NO. 68**

for the
CITY OF SAN JACINTO
FISCAL YEAR 2006-2007

ZONE 68



VICINITY MAP

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF RIVERSIDE, CALIFORNIA, THIS 10th DAY OF _____ 2007.

CITY CLERK _____

FILED IN THE OFFICE OF THE COUNTY AUDITOR, COUNTY OF RIVERSIDE, CALIFORNIA, THIS 10th DAY OF _____ 2007.

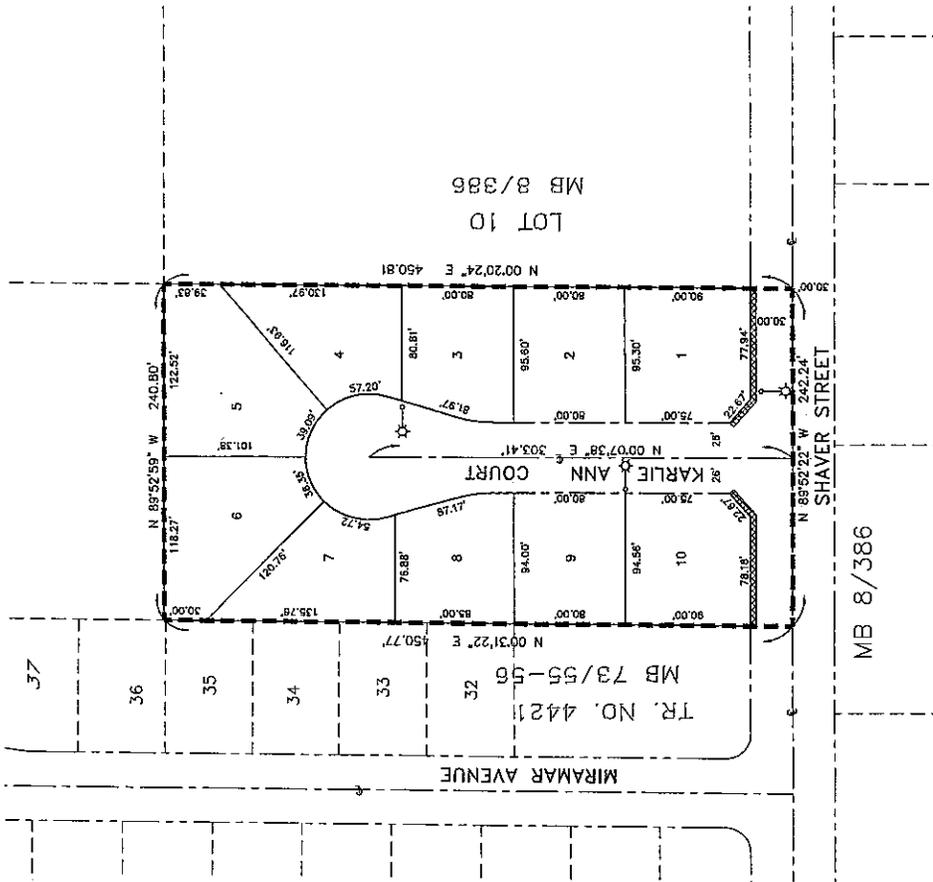
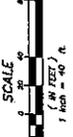
CITY CLERK _____

THE ASSessor's NUMBER FOR EACH LOT OR PARCEL WITHIN THE DISTRICT IS THE ASSessor's PARCEL NUMBER AS ASSIGNED BY THE COUNTY OF RIVERSIDE ASSessor'S OFFICE.

THE LINES AND DIMENSIONS FOR EACH LOT OR PARCEL OF LAND WITHIN THIS MAP ARE AS SHOWN ON THE COUNTY'S COUNTY ASSessor'S OFFICE.

LEGEND

- STREET LIGHT
- ▨▨▨▨ INDICATED LANDSCAPING
- ▬▬▬▬ ASSESSMENT DISTRICT BOUNDARY



TRACT NO. 33693

MB 8/386

CITY OF SAN JACINTO

LANDSCAPING, LIGHTING AND PARK DISTRICT NO. 2

Annexation No. 68
(Zone 68)

ASSESSMENT SPREAD

Parcel Identification (Lot Number)	Property Owner Name	Proposed Land Use Code	Acreage (acres)	Asmt. Units (AU)	Street Lights	Park Maint.	Landscape Maint.	Storm Drain Maint.	Graffiti Removal	Dollars per AU/ Parcel (\$)	Assessment per Parcel (\$)
TRACT No. 33693 (10 Residential Lots)											
Lot 1	Shaver Homes, LLC	R1	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 2	Shaver Homes, LLC	R2	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 3	Shaver Homes, LLC	R3	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 4	Shaver Homes, LLC	R4	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 5	Shaver Homes, LLC	R5	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 6	Shaver Homes, LLC	R6	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 7	Shaver Homes, LLC	R7	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 8	Shaver Homes, LLC	R8	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 9	Shaver Homes, LLC	R9	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Lot 10	Shaver Homes, LLC	R10	n/a	1.00	\$209.33	\$182.29	\$69.34	\$0.00	\$273.44	\$734.39	\$734.39
Tract No. 33693 Totals						\$1,822.91	\$693.38	\$0.00	\$2,734.36		\$7,343.94

Current Ownership: Shaver Homes, LLC, a California limited liability company

Address: 1517 4th Street
Norco, CA 92860

Assessor's Parcel Number: 437-270-009

Applicant: Associated Building & Development, Inc.

Address: Same